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| Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S11-12-0865 | Grantors Address: <u>215 Forrest Street, 2nd Floor Main</u> <u>Hattiesburg, MS 39401</u> | Grantees Address: <u>1761 Dancy Blvd</u> <u>Horn Lake, MS 38637</u> |
| | Home: <u>n/a</u> Work: <u>877-377-4543</u> | Home: <u>n/a</u> Work: <u>805-427-2346</u> |

SPECIAL WARRANTY DEED

REGIONS BANK
GRANTOR

TO

KAIROS ENTERPRISES, LLC,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Regions Bank, does hereby sell, convey, and specially warrant unto Kairos Enterprises, LLC, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 258, Section "A", DeSoto Village Subdivision, located in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 7, Pages 9-14 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantor, does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Taxes for 2012 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer, this the ^{16th} ~~12th~~ day of November, 2012.

REGIONS BANK

BY: 

Steven Purser
Vice President

STATE OF Mississippi
COUNTY OF Forrest

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Steven Purser, who acknowledged that as Vice President for and on behalf of and by authority of Regions Bank, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ^{16th} ~~12th~~ day of November, 2012.


NOTARY PUBLIC

My Commission Expires:

1-8-16

